



Historic Preservation Commission Agenda

DON SIMMONS Ph.D.

Chair

CHARLOTTE KONCZAL ESQ., Vice Chair

Commission Members

PATRICK BOYD

JOE MOORE

MOLLY LM SMITH

LISA WOOLF

VACANCY

MARK SCOTT

City Manager/Interim Planning Director

KARANA HATTERSLEY-DRAYTON, M.A.

Secretary

Historic Preservation Project Manager

WILL TACKETT, Supervising Planner

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the matters scheduled on the agenda.

If you challenge these matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

February 25, 2013

MONDAY

5:30 p.m.

City Hall, Second Floor, CONFERENCE ROOM A, 2600 FRESNO STREET

I. CALL TO ORDER AND ROLL CALL

II. APPROVE MEETING MINUTES

A . Approve Minutes of November 19, 2012.

III. APPROVE AGENDA

IV. CONSENT CALENDAR

- A. Adopt HPC Meeting Calendar for 2013.
- B. Remove Heritage Property Designations for the Following Resources Recently Designated by the City Council to Fresno's Local Register of Historic Resources:
 - 1. HR #007 The Henry and Emily Banta Home (HP #280)
 - 2. HR #009 Flora Montague Bungalow Court (HP #281)
 - 3. HR# 013 The Bekins-McClatchy Home (HP #282)

V. CONTINUED MATTERS

None

VI. COMMISSION ITEMS

- A. Discuss "Uniquely Fresno: A Conversation About Our Built Environment" (November 28, 2012) and Discuss May Preservation Week Events Pursuant to 12-1606(b)(25).

Staff Recommendation: Discuss and provide recommendations.

- B. Consideration of Approval of Request by the Property Owner to Designate The Lake Moon Company Building (Kogetsu-Do) Located at 920 F Street as a Heritage Property and Adoption of Findings Necessary to Support the Designation, Pursuant to FMC 12-1612 (**ACTION ITEM**).

Staff Recommendation: Approve request for designation.

- C. Consideration of Approval of Request by the Property Owner to Designate The R. Bernard and Nellabelle Dickey Home Located at 3141 E. Huntington Boulevard as a Heritage Property and Adoption of Findings Necessary to Support the Designation, Pursuant to FMC 12-1612 (**ACTION ITEM**).

Staff Recommendation: Approve request for designation.

- D. Review and Provide Comments on the Draft Design Guidelines for the Roeding Regional Park And Fresno Chaffee Zoo Facility Master Plans Project Pursuant to FMC 12-1606(b)(5) and (6) (**ACTION ITEM**).

Staff Recommendation: Review and provide comments.

- E. Review and Provide Comments on Vesting Tentative Tract Map No. 6015 and Conditional Use Permit C-11-163 and C-12-002 (The Newman J. Levinson Home, HP#278) Located at 1608-1660 Broadway Street (**ACTION ITEM**).

Staff Recommendation: Review and provide comments.

- F. Review for Approval Request for Permits to Remodel the Newman J. Levinson Home (HP#278) Pursuant to FMC 12-1617(**ACTION ITEM**).

Staff Recommendation: Discuss and approve if modifications are consistent with the Secretary of Interior's Standards pursuant to FMC 12-1617 (h)(1).

VII. CHAIRPERSON'S REPORT

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission
- B. Staff
- C. General Public

IX. NEXT REGULAR MEETING: March 25, 2013.

X. ADJOURNMENT

Historic Preservation Commission Minutes

Monday, November 19, 2012 5:30pm

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:41 by Vice Chair, Charlotte Konczal Esq. (Chair Simmons arrived at 5:44 PM)

Commissioners Present: Moore, Simmons, Smith, Woolf, Boyd, Konczal

Commissioners Absent: None

Staff Present: Hattersley-Drayton (Minutes recorded by intern Hannah Starke)

II. APPROVE MEETING MINUTES

- A. The minutes of October 22, 2012 were approved, 4-0-2 (Moore, motion; Smith second)

III. APPROVE AGENDA

- A. The agenda for November 19, 2012 was approved, 6-0 (Smith, motion; Boyd second)

IV. CONSENT CALENDAR

V. CONTINUED MATTERS

- A. Review and Provide Comments on Revisions to the *Draft Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance* Pursuant to FMC 12-1626.

Staff had no additional information to report on this item.

- B. Consideration of Approval of Request by the Property Owner to Recommend to the City Council the Designation of the Henry and Emily Banta Home (c. 1895, HR #007) Located at 228 N. College to the Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609

Staff recommendation: Approve recommendation for designation under Criteria i, ii, and iii.

Karana Hattersley-Drayton gave the power point presentation which included the staff recommendation, to approve the Henry and Emily Banta Home (c. 1895) for Local Register designation.

Lisa Woolf: Asked about the type of replacement windows.

Hattersley-Drayton: Although owners would have preferred wood sash windows, windows were actually replaced several years ago with a vinyl sash, similar to the historic style.

Molly Smith recused herself and disclosed that her firm was hired to work on this home several years ago.

Chair Simmons opened the hearing to the public. There were no comments and the public hearing was closed

On a 5-0 vote, the Commission voted to support the staff recommendation (Simmons, motion; Woolf, second)

VI. COMMISSION ITEMS

- A. Consider Recommendation to the City Council the Designation of the Former Voice Brothers Auto Repair Building Located at 2424 Stanislaus Street to Fresno's Local Register of Historic Resources and Adoption of Findings Necessary to Support Recommendation Pursuant to FMC 12-1609 (**ACTION ITEM**).

Staff Recommendation: Approve recommendation for designation under Criteria i and iii.

Karana Hattersley-Drayton gave the power point presentation which included the staff recommendation, to approve the Former Voice Brothers Auto Repair building located at 2424 Stanislaus Street for Local Register designation.

Simmons: Enquired if property fell under the boundaries for Fulton-Lowell?

Hattersley-Drayton: Just outside of range, building is located too far east.

Chair Simmons opened the hearing to the public.

Mark Gilio (Building owner, Fresno, CA) Expressed intentions to use space that building currently occupies as new parking spaces to store Ford vehicles. He explained that building sits by itself with no surrounding parking, and that the interior is not in good shape. Has tried to think of alternative good uses for the building, but hasn't been able to come up with anything because of location of building and lack of parking for customers. Explained that he also owned the YMCA properties and would like to demolish those as well due to the costs of keeping people out.

Simmons: Reminded Gilio to focus on this property. How many new parking spaces could be created?

Gilio: Would potentially create another 6-7 spaces. It would "finish off" the existing parking lot. Explained that there isn't any parking for the building as it sits (pointed out location of building and driveways on power point map).

Konczal: Noticed some rubble near back and side of property; has there been any partial demolition already started?

Gilio: No, rubble is not from this building.

Woolf: Asked Gilio if he saw any long-term changes where the building might have use in the future.

Gilio: Possibly, but doesn't see anything changing. Noted that he was concerned with this building, but mainly with the YMCA properties.

Hattersley-Drayton: Reminded that Gilio will get a chance to discuss YMCA properties at the Council Meeting.

Woolf: Enquired about YMCA discussion from last meeting.

Gilio: Didn't attend last meeting about YMCA because never received a call for second meeting.

Woolf: Since Gilio did not get a chance to speak at last meeting, would like to hear his standpoint on YMCA properties.

Simmons: Unable to do that because this issue is not on the posted agenda.

Konzal: Explained that the commission members can't undo what happened in the last meeting.

Moore: Since last meeting, staff has tried to find historical information about property, haven't been able to find anything which makes this a difficult case. Likes building and can see potential use, but is having trouble with the building. Realizes that there aren't many buildings of this type and size left, but without the discovery of new information, he is on the fence.

Smith: Asked for reminder about criteria i and iii.

Hattersley-Drayton: Brief explanation of criteria.

Smith: Same position as Moore, unsure of this building. Needs to qualify for 2 criteria?

Hattersley-Drayton: No, just one.

Simmons: Expressed that so much of the previous neighborhood is no longer there and it becomes important to keep buildings of this particular type, because it tells the story of what used to be there. Although the remainder is not as architecturally "above the bar" aesthetically, it looks a certain way because it was used for services. San Joaquin is in close proximity to own neighborhood and it is an example of demolition for parking. Once a building is demolished all of the stories are gone.

Woolf: If building is not going to be restored, it's going to look worse in 10 years. Own preference is that the owner uses it for business but if this is not so, then the building is not of much value.

Gilio: Explained that he has thought about using the building for alternative purposes, but because of location it is not really possible. Best use would be as parking lot.

Konzal: If the building is made historic, owner is required to maintain building. Also on cusp about building because it is not in great condition, but the city doesn't have many of these buildings left. Much of historical significance has been lost because of demolition. Not many historical findings on this building.

Woolf: Asked for clarification of historic classification.

Konzal: Historic Preservation Commission make recommendations, City Council makes ultimate decision.

Simmons: *Would there be minimal maintenance standards because of proximity?*

Moore: *Other code actions?*

Hattersley-Drayton: *Discussed push for Downtown reuse of buildings and sustainability. Should reuse building because energy had already been put into the building in materials and labor.*

Simmons: *Industrial building considered same as residential vernacular?*

Hattersley-Drayton: *No, industrial vernacular. Should save some residential vernacular properties, not just aesthetic ones. Would not meet criteria iii?*

Smith: *yes, does believe that criteria iii could apply to this building*

Hattersley-Drayton: *Criteria iii can apply to vernacular buildings as well.*

Woolf: *Building is just a façade, what about the inside of the building?*

Hattersley-Drayton: *Rarely does the historic commission consider or address the interior of a resource.*

Woolf: *This building is just a façade, rest of building is a mish-mash of sides. Would essentially just be protecting the front.*

Hattersley-Drayton: *Expressed appreciation of asymmetrical elevations because it is unique. Gave a short explanation of what owners can do to the interiors.*

Boyd: *Expressed appreciation of the vernacular and discussed possible uses for the building including creating office space with an interesting combination of old and new. Likes the unique building, and could see many other reasons to not tear it down. Felt that if refurbished it would gain more income than the additional 5-6 parking spaces*

Craig Scharton: *Explained that the new Downtown Revitalization plans wouldn't allow expanding the parking surface. Mentioned that before the current owner bought the property, he had been alerted about the revitalization standpoint and that there would be historic preservation issues. The Commission's decision would not be an easy judgment call - not an absolute right or wrong in this case. Reminded Commission members that if approved, it would still have to go through City Council.*

Hattersley-Drayton: *Also mentioned that planning staff met with owner pre-purchase to explain possible historic preservation issues.*

Gilio: *Indicated that both Scharton and Hattersley-Drayton said that it would probably be a building that would be let go.*

Simmons: *Final comments?*

Moore: *Any windows on parking side?*

Hattersley-Drayton: Casement windows

The building located at 2424 Stanislaus Street was recommended for designation on a vote of 4-2 (Boyd, motion; Smith, second).

(N.b. Ms. Starke did not record any notes or minutes for the following items).

VII. Chairperson's Report

- A. Update on "Uniquely Fresno: A Conversation About Our Built Environment," Wednesday November 28, 11:30-1:30 at Arte Americas.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

- 1. FY 2012 Annual Historic Preservation Commission Report to the City Council.
- 2. Report: Mid-Century Modernism Sub-Committee.

B. Staff

- 1. "Beyond Boundaries": National Preservation Conference, Spokane, Washington October 31-November 3rd. **Karana Hattersley-Drayton** gave a brief PowerPoint on the meetings, with images in particular from the Hotel Davenport, which is a more opulent larger version of the Hotel Fresno.

- 2. Update on Commission sub-committees.

C. General Public

There were no public comments.

- IX. NEXT REGULAR MEETING: December 17, 2012.** Tentative: Final Application for Fresno Hitching Post Thematic District.

- X. ADJOURNMENT (Time not recorded)**



PLANNING AND DEVELOPMENT DEPARTMENT

THE HISTORIC PRESERVATION COMMISSION of the CITY OF FRESNO

2013 Meeting Schedule

*All Regular Meetings will be held on the Fourth Monday of Every Month
in Conference Room A, (2165N)
City Hall, 5:30 P.M. Unless Otherwise Noted*

January 28th

February 25th

March 25th

April 22nd

May 20th (third Monday, due to holiday)

June 24th

July 22nd

August 26th

September 23rd

October 28th

November 18th (third Monday due to holiday)

December 16th (third Monday due to holidays)

For additional information, please contact Karana Hattersley-Drayton, Historic Preservation Project Manager, (559) 621-8520 or karana.hattersley-drayton@fresno.gov.



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VB
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REMOVE HERITAGE PROPERTY DESIGNATIONS FOR THE FOLLOWING
RESOURCES RECENTLY DESIGNATED BY THE CITY COUNCIL TO FRESNO'S
LOCAL REGISTER OF HISTORIC RESOURCES:

1. HR #007 The Henry and Emily Banta Home (HP #280)
2. HR #009 Flora Montague Bungalow Court (HP #281)
3. HR# 013 The Bekins-McClatchy Home (HP #282)

RECOMMENDATION

At the December 13, 2012 hearing the Fresno City Council accepted the Historic Preservation Commission's recommendations and placed the following on the Local Register of Historic Resources: the Henry and Emily Banta Home (228 N. College Avenue), the Flora Montague Bungalow Court (950-962 E. Divisadero Street) and the Bekins-McClatchy Home (3729 E. Huntington Boulevard). All three properties were previously listed as Heritage Properties. The designation on the Local Register of Historic Resources ensures that the three properties qualify as historical resources for the purposes of the California Environmental Quality Act (CEQA) CCR Chapter 3: 16064.5(a)(2). As a matter of housekeeping and pursuant to FMC12-1606 (a)(1), Staff recommends that the three resources only be designated by their Local Register property number rather than continuing to carry a Heritage Property # as well.



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VI A
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: DISCUSS "UNIQUELY FRESNO: A CONVERSATION ABOUT OUR BUILT
ENVIRONMENT" (NOVEMBER 28, 2012) AND DISCUSS MAY PRESERVATION WEEK
ACTIVITIES PURSUANT TO FMC 12-1606(b)(25).

RECOMMENDATION

Staff recommends that the Historic Preservation Commission discuss whether the off-site planning meeting held on November 28th at Arte Americas supported and forwarded the Commission objectives of "Building Partnerships" and "Re-Branding Preservation." Additionally, staff and Commission Chair Simmons wish to update the full Commission on a series of proposed events to be held during this year's National Historic Preservation Week, May 4-12.

EXECUTIVE SUMMARY

On December 3, 2011 the Historic Preservation Commission met at the Dickey Youth Center in a workshop facilitated by Assistant Director Craig Scharton. At the conclusion of the session Commissioners and staff voted on the top goals for the calendar year 2012 which were "Building Partnerships" and "Re-branding Preservation," both of which appear to dovetail nicely into one another.

Pursuant to 12-1606(b)(25) the Commission is authorized to "participate in, promote and conduct public information, educational and interpretive programs pertaining to Historic Resources and provide for public participation in all aspects of the city's historic preservation programs." The Commission's Outreach Subcommittee, Commission Chair and staff worked together to plan and coordinate an off-site lunch meeting facilitated by Paul Pierce on November 28th at Arte Americas. The session was attended by 22 preservation professionals and community members and was co-sponsored by the Fresno Historical Society. The Humanics Division at Fresno State University, under the guidance of Commission Chair Dr. Don Simmons, organized the lunch.

Paul Pierce provided a report following the meeting which included the following: *"The feeling of the group at the end was mixed. While some felt hopeful and encouraged, excited and inspired, others were jaded, confused and doubtful. I think everyone left feeling unsatisfied and that is a good thing. When people are complacent, they don't act. The key for the future will be to harness the energy of hope and discontent to the yoke of action."*

So where do we go from here? Following the off-site meeting staff sent an e-mail to attendees asking whether other groups or agencies might be interested in collaborating on a series of events during National Historic Preservation Week in May. The intent is to create a sufficient scale of activities to warrant media interest, which would hopefully help to build a broader constituency for history and preservation.

On February 6th representatives from The Fresno Historical Society, Heritage Fresno and the Historic Preservation Commission met with City staff to discuss a slate of activities for a May preservation week. Heritage Fresno is scheduled to do a special event at Chandler Airport on Saturday May 4th; the Lowell neighborhood is working on a walking tour and scavenger hunt. Other ideas are in the works as well.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIB
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY PROPERTY OWNER TO
DESIGNATE THE LAKE MOON COMPANY BUILDING (*Kogetsu-Do*) LOCATED AT 920
F STREET AS A HERITAGE PROPERTY AND ADOPTION OF FINDINGS NECESSARY
TO SUPPORT THE DESIGNATION, PURSUANT TO FMC 12-1612.

RECOMMENDATION

Staff recommends that the Commission designate The Lake Moon Company Building (*Kogetsu-Do*) located at 920 F Street as a Heritage Property pursuant to FMC 12-1612. Although the property is recommended only for Heritage listing at this time, the Commission may wish to opine on whether the building is eligible for individual listing on Fresno's Local Register of Historic Resources, for consideration at a future time.

EXECUTIVE SUMMARY

The property owners, Lynn Ikeda and Steve Ikeda, have requested that their property located at 920 F Street in Fresno's Chinatown be considered for designation as a heritage property pursuant to FMC 12-1612. The one-story commercial building was constructed circa 1900 and was formally evaluated in 2006 as eligible for the Local Register of Historic Resources by Architectural Resources Group for the City of Fresno's Chinatown Historic Property Survey.

The brick and stucco-clad building has been altered over the years, including subdivision of the building into two commercial spaces in 1910 and subsequent major façade alterations. However, the building is associated with the rich social history of Chinatown, housing The Lake Moon Company confectionary since 1915. Family descendents of founders Sakino and Sugimakso Ikeda continue to make the Japanese rice flour and red bean filled pastry, *manjū-ya*, by hand. The Lake Moon Company Building appears to be eligible for individual designation to Fresno's Local Register of Historic Resources under Criterion i, with a period of significance of 1915-2013. The property is also therefore "worthy of preservation" as a Heritage Property under Fresno's Historic Preservation Ordinance.

BACKGROUND

Fresno's Historic Preservation Ordinance identifies several possible strategies and categories for listing a property on the Local Register of Historic Resources: individually as a historic resource, designation of multiple properties as a local historic district, and individual listing as a "heritage property." "Heritage Property" is defined in the Historic Preservation Ordinance as a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC 12-1603(n)).

The Heritage Property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code and a measure of protection. Unlike the

historic resource protocol, heritage properties may only be nominated by the owner or an authorized agent of the owner. A listing of a heritage property may also be rescinded more easily by the owner (FMC 12-1612(d)). There is no requirement to publish a public notice in a local newspaper and the nomination is not automatically forwarded to the City Council for consideration.

Staff recommends that the Commission make a finding designating The Lake Moon Company Building as a Heritage Property. It is anticipated that the property will return to the Commission at a future date for consideration of its eligibility to the Local Register of Historic Resources.

Attachments: Exhibit A - State of California Primary and BSO Forms for The Lake Moon Company Building 920 F Street. Update Prepared 19 February 2013 by Karana Hattersley-Drayton for the City of Fresno; 2006 Survey Forms Prepared by Architectural Resources Group for the Chinatown Historic Property Survey.

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

P1. Resource Name: The Lake Moon Company Building (Kogetsu-Do Building) **UPDATE to 2006 Forms**

***P2. Location:** *a. County: Fresno

b. USGS 7.5' Quad: Fresno South 1978

c. Address: 920 F Street

d. Assessor's Parcel Number: 467-071-11

***P3a. Description:** This single-story commercial building was formally evaluated in the City's 2006 Chinatown Historic Property Survey and found eligible to Fresno's Local Register of Historic Resources under Criterion i due to its association with events that have made a significant contribution to the broad patterns of our history, specifically the early commercial development of Chinatown (April 2006 survey ARG).

In fact the north volume of this two-bay building houses a business which is nearly 100 years old. The Lake Moon Company (<Japanese, *Kogetsu-Do*) was founded as a confectionary in 1915 by Sakino and Sugimako Ikeda, who emigrated to Fresno from Hiroshima. As in 1915, family descendants make *Manjū* -ya by hand, a popular Japanese sweet made with rice flour and red bean paste or filled with a variety of fruits. The rice pounder in the back kitchen dates at least to pre-World War II when the family was relocated. During their absence a Chinese family leased the building (personal interview with Lynn Ikeda 11 February 2013). *Manjū* is derived from a type of *mocha* or pounded rice cake that was exported to Japan from China in 1341 ("*Manjū*" Wikipedia.org/wiki/Manju_(food) accessed 11 February 2013).

Although the building has had numerous alterations which has led to some loss of integrity, its association with the social history of the Japanese community in Chinatown and specifically the Kogetsu-Do company makes it eligible for listing on Fresno's Local Register of Historic Resources under Criterion i with a period of significance of 1915-2013.

***P3b. Resource Attributes:** HP6 (1-3 story commercial building)

***P4. Resources Present:** ●Building

●Element of District



P5b Photo date: 2.11.13

***P6. Date Constructed/Age and Sources:** c1900
(Sanborn Fire Insurance Maps, 1898 and 1906)

***P7. Owner and Address:**
Steven Ikeda Trustee
Lynn Ikeda
6305 N. Dewey
Fresno, CA 93711

***P8. Recorded by:**
Karana Hattersley-Drayton
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:** 2.11.13

***P10. Survey Type:** Intensive

***P11. Report Citation:** Evaluation of The Lake Moon Company Building (Kogetsu-Do) to Fresno's Local Register of Historic Resources.

***Attachments:** ●Continuation Sheet; ● DPR survey forms prepared 2006 by Architectural Resources Group for the City of Fresno's Chinatown Historic Survey.

*Recorded by: Karana Hattersley-Drayton

*Date: 2/11/13

■ Continuation

■ Update

Interior of Store, 1920; Interior 2013



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code *5B*

Other Listings

Review Code

Reviewer

Date

Page *1* of *4*

Resource Name or #: (Assigned by recorder) *914-920 F Street*

P1. Other Identifier: *914-920 F Street*

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County *Fresno*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Fresno South* Date *1978* T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address *914* *F Street* City *Fresno* Zip *93706*

d. UTM: (Give more than one for large and/or linear resources) Zone *11*; *250471* mE/ *4068594* mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story commercial structure has a rectangular footprint with parapet roof. This structure is brick with stucco applied to the façade. This building (shared by two commercial spaces) is divided by a shared interior wall. An enframed window wall with centrally-placed paired glazed door with transom occupies the first floor of both commercial spaces. Above the window wall runs a recessed rectangular space allotted for commercial signage. A canopy projects from the cornice, running the length of the commercial space at 920 F Street. A "Victory Café" sign is painted above the commercial space at 914 F Street.

3b. Resource Attributes: *HP6 - 1-3 story Commercial Building*

4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date, accession #)

View looking east, May 2005

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

c. 1900/ 1898 & 1906 Sanborn Maps

P7. Owner and Address:

Steven and Lynn Ikeda

6305 N. Dewey

Fresno, CA 93711

P8. Recorded by:

J. Stock & L. MacDonald

Architectural Resources Group

Pier 9, The Embarcadero

San Francisco, CA 94111

P9. Date Recorded: *April 2006*

P10. Survey Type (Describe)

*City of Fresno Chinatown Historic
Property Survey*

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:

☐ None

☒ Continuation Sheet

☐ District Record

☐ Rock Art Record

☐ Other (List)

☐ Location Map

☒ Building, Structure, and Object Record

☐ Linear Feature Record

☐ Artifact Record

☐ Sketch Map

☐ Archaeological Record

☐ Milling Station Record

☒ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

NRHP Status Code 5B

Resource Name or #: (Assigned by recorder) 914-920 F Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial Building

B4. Present Use: Commercial Building

B5. Architectural Style: Mid twentieth century commercial

B6. Construction History: (Construction date, alterations, and date of alterations)

See B10. Significance.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

B10. Significance: Theme Development of Chinatown

Area Fresno

Period of Significance 1872-1942

Property Type commercial

Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building at 914-920 F Street was built c. 1900 (it was shown on the 1906 Sanborn Map but not on the 1898 map). In 1906 the building, which is now divided into two commercial spaces, was a large space occupied by a pool hall. "Japanese Female Boarding," most likely prostitution cribs, flanked the building. Repairs were made to the structure in 1910; at this time the building was divided into two separate commercial spaces and rented to a variety of tenants. The primary owner of this building during its early history was the Lake Moon Company.

In 1918 the space at 914 functioned as a shop. The address was not listed in city directories until 1931, when it was a restaurant under the management of Moritaro Nakamoto and later C.W. Quong. From 1951 until at least 1993 the building housed the Victory Café owned by W. Lee Chinn.

In 1918 the space at 920 functioned as a restaurant, and by 1926 it was occupied by the Kogetsu-do confectionary. The Kogetsu-do confectionary continues to operate in this commercial space today. The Victory Café appears to be out of business. Steven Ikeda has owned the building since 2002. (See Continuation Sheet.)

B11. Additional Resource Attributes: HP6 - 1-3 story Commercial Building

B12. References:

See continuation sheet.

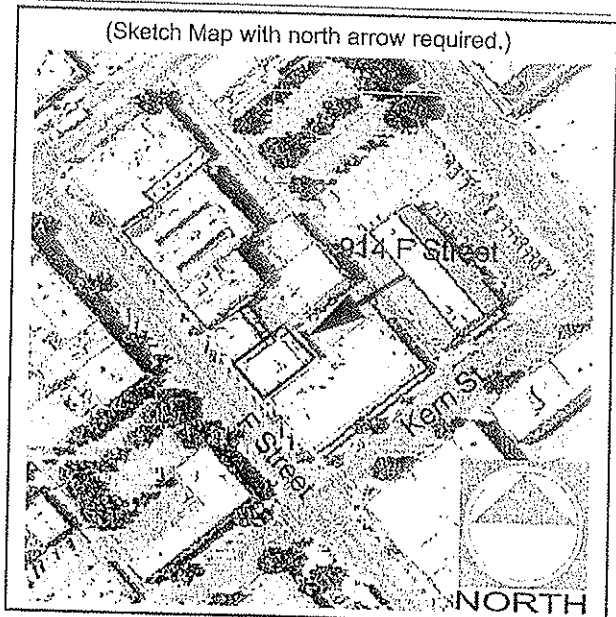
B13. Remarks:

J. Stock & L. MacDonald

B14. Evaluator: Architectural Resources Group

Date of Evaluation: April 2006

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI #

Trinomial

age 3 of 4

Resource Name or #: (Assigned by recorder) 914-920 F Street

Recorded by J. Stock & L. MacDonald Arch. Resources Group Date April 2006

☒ Continuation ☐ Update

Supplemental Photograph or Drawing

Description of Photo:
(View, date, accession #)



Supplemental Photograph or Drawing

Description of Photo:
(View, date, accession #)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

Resource Name or #: (Assigned by recorder) 914-920 F Street

Recorded by J. Stock & L. MacDonald Arch. Resources Group

Date April 2006

☒ Continuation ☐ Update

B10. Significance:

The building retains a fair degree of integrity; the location, setting, feeling, and association appear to remain unchanged. However, the material, design, and workmanship have been negatively affected by façade alterations. The current footprint of the building matches that shown on the 1906 Sanborn Map.

The building at 914-920 F Street does not appear to meet the level of significance necessary for the National Register or California Register. However, it does appear to meet the level of significance necessary for Fresno's Local Register under Criterion i; it is associated with events that have made a significant contribution to the broad patterns of our history. In this case it represents the early commercial development of Chinatown.

Additionally, this building appears to be eligible as part of a potential district under Fresno Register Criterion i; *it is associated with events that have made a significant contribution to the broad patterns of our history.* The district is important for its representation of the development of Fresno's Chinatown and a new phase of growth after World War II. All of the district contributors are one or two stories, but vary in style and detail according to their period of construction. Many are two-part commercial blocks with commercial functions on the first floor and lodgings on the second. Two of the structures, the Bow On and Bing Kong Association Buildings, combine commercial uses with religious and social functions. Despite the modifications of some structures and vacant lots resulting from demolition, the district conveys a strong sense of time and place.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIC
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KH*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: CONSIDERATION OF APPROVAL OF REQUEST BY PROPERTY OWNER TO
DESIGNATE THE R. BERNARD AND NELLABELLE DICKEY HOME LOCATED AT 3141
E. HUNTINGTON BOULEVARD AS A HERITAGE PROPERTY AND ADOPTION OF
FINDINGS NECESSARY TO SUPPORT THE DESIGNATION, PURSUANT TO FMC 12-
1612.

RECOMMENDATION

Staff recommends that the Commission designate the R. Bernard and Nellabelle Dickey Home located at 3141 E. Huntington Boulevard as a Heritage Property pursuant to FMC 12-1612.

EXECUTIVE SUMMARY

The property owner, Antranek Terzian, has requested that his home located at 3141 E. Huntington Boulevard be considered for designation as a heritage property pursuant to FMC 12-1612. The one-story Tudor Revival style residence was constructed in 1928 by the Fresno Home Builders, probably as a speculative property. The stucco clad home has a symmetrical composition with two cross-gabled bays on the façade. Decorative strapwork and the steeply pitched roof are character-defining features of the Tudor Revival style which became popular in the United States between the two World Wars. The home was rented for several years and by 1940 was purchased by R. Bernard and Nellabelle Dickey. The "Dickey" name is easily recognizable here in Fresno. "Dickey Playground," was named for Bernard Dickey's father, William J. Dickey, who bequeathed \$10,000 to the City of Fresno to purchase playground equipment for the struggling Parks division. Although this home is indirectly associated with an early pioneer family, there is no evidence that R. Bernard or Nellabelle were themselves important figures in early Fresno history. Additionally, the Tudor is a popular style for residential building here in Fresno. The home, however, is a potential contributor to the proposed Huntington Boulevard Historic District and thus appears to meet the definition of a Heritage Property, as a "resource which is worthy of preservation..." (FMC 12-1603(n)). Designation as a heritage property will allow the owner to use the California Historical Building Code and to apply for a variance to construct a driveway and carport on his property.

BACKGROUND

Fresno's Historic Preservation Ordinance identifies several possible strategies and categories for listing a property on the Local Register of Historic Resources: individually as a historic resource, designation of multiple properties as a local historic district, and individual listing as a "heritage property." "Heritage Property" is defined in the Historic Preservation Ordinance as a "resource which is worthy of preservation because of its historical, architectural or aesthetic merit but which is not proposed for and is not designated as a Historic Resource..." (FMC 12-1603(n)).

The Heritage Property category was established for resources that have historic merit but which may have problems with integrity (such as the Josiah Royce Hall) or which may be a contributor to a proposed historic district but which lack significance as an individual resource. Listing through this program of the Ordinance allows use of the California Historical Building Code and a measure of protection. Unlike the

historic resource protocol, heritage properties may only be nominated by the owner or an authorized agent of the owner. A listing of a heritage property may also be rescinded more easily by the owner (FMC 12-1612(d)). There is no requirement to publish a public notice in a local newspaper and the nomination is not automatically forwarded to the City Council for consideration.

Staff recommends that the Commission make a finding designating the R. Bernard and Nellabelle Dickey Home as a Heritage Property.

Attachments: Exhibit A - State of California Primary and BSO Forms for The R. Bernard and Nellabelle Dickey Home 19 February 2013 by Karana Hattersley-Drayton for the City of Fresno.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

P1. Resource Name: R. Bernard and Nellabelle Dickey Home

***P2. Location:** *a. County: Fresno

b. USGS 7.5' Quad: Fresno South 1963, Photorevised 1981; located in Section 2 R20E T14S

c. Address: 3141 E. Huntington Boulevard

d. Assessor's Parcel Number: 461-103-23

***P3a. Description:** This stucco clad Tudor Revival single-family residence faces south onto E. Huntington Boulevard. It has an "H" plan with two visible cross-gabled projecting bays on the façade. The side-gabled wood shingled roof is steeply pitched with latticed vents under each peak. Decorative wood strapwork is located on the side and façade elevations of the two projecting bays as well as on the façade under a centrally placed 16-light fixed window. This window is flanked by matching French doors of 15 panes with true wood divides. Each projecting bay includes ribbon windows of 4/4, 8/8 and 4/4 wood double hung sash with true divides. There is a similar window treatment on the east elevation as well as a French door which serves as a side entrance. The west side of the home includes two 6/6 double hung wood sash windows. An addition on the west elevation includes a single steel frame casement window with 6 lights. The recessed front porch entrance is protected by a fabric awning; matching awnings also cover each of the bay windows. An internal chimney is located on the eastern side of the home. Apparently there is a garage at the rear of the property but it was not accessible for recordation.

***P3b. Resource Attributes:** HP2 (Single-family residence)

***P4. Resources Present:** ● Building

● Element of Proposed District



P5b Photo date: 2.15.13

***P6. Date Constructed/Age and Sources:** 1928, Building permit No. 7258

***P7. Owner and Address:**
Antranek Terzian
3141 E. Huntington Boulevard
Fresno, CA 93702-3215

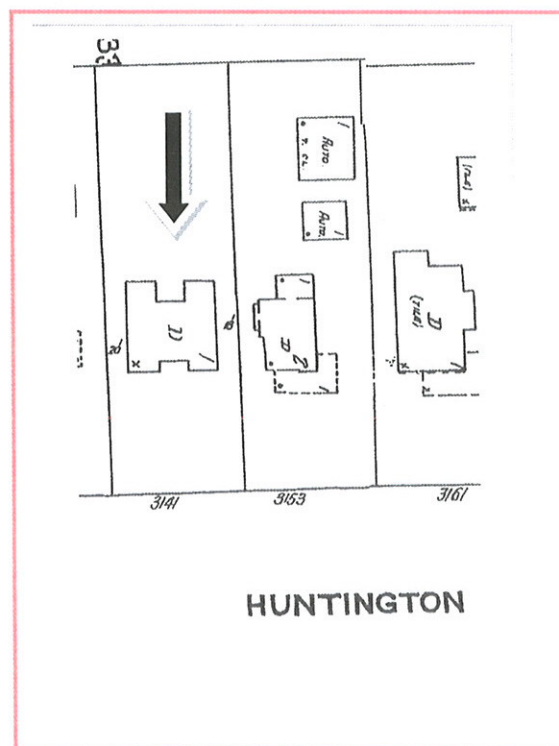
***P8. Recorded by:**
Karana Hattersley-Drayton, M.A.
Historic Preservation Project
Manager, City of Fresno

***P9. Date Recorded:** 2.15.13

***P10. Survey Type:** Intensive

***P11. Report Citation:** "Evaluation of R. Bernard and Nellabelle Dickey Home, 3141 E. Huntington Boulevard for Consideration as a Heritage Property."

***Attachments:** ● Building, Structure and Object Report; Continuation Sheet



Top, clockwise: Façade and entrance; c1948 addition on west elevation; east elevation; 1948 Sanborn Fire Insurance Map

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code: 5B

*Resource Name: R. Bernard and Nellabelle Dickey Home

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

***B5. Architectural Style:** Tudor Revival

***B6. Construction History:** The home was constructed in 1928 (certificate of occupancy 12.24.28) by the Fresno Home Builders. A porch was enclosed in 1941 (presumably a porch on the rear elevation) and a 7x11 foot dressing room added in 1948.

***B7. Moved?** ☒ No

***B8. Related Features:** The home faces onto the former right-of-way for the Sunnyside and Recreation Lines. The dual track for the street car was removed in 1939 and the area is now a grassy median.

B9a. Architect: N/A

B9b. Builder: Fresno Home Builders

***B10. Significance:** Theme: Streetcar Suburb Area: Huntington Boulevard, Alta Vista Tract

Period of Significance: 1928-1940 Property Type: Single-family residence Applicable Criteria: N/A

The Tudor Revival style home at this address was constructed in 1928 at a value of \$3,000 by the Fresno Home Builders (building record, City of Fresno). Apparently the home was a rental for several years but by 1940 was owned by R. Bernard and Nellabelle Dickey (Fresno County Library personal communication). Bernard was born circa 1905 the son of William J. Dickey, an early Fresno pioneer who located to the city by 1880. Upon his death in 1912, W. J. Dickey bequeathed \$25,000 for public purposes. The sum of \$10,000 was willed to the City of Fresno to be used in the purchase of apparatus for the children's playgrounds and "of such a character and kind as will be most beneficial and enjoyable for the children using such grounds" (Vandor 1919). Dickey Playground, first established in 1910, was later named for W.J. Dickey.

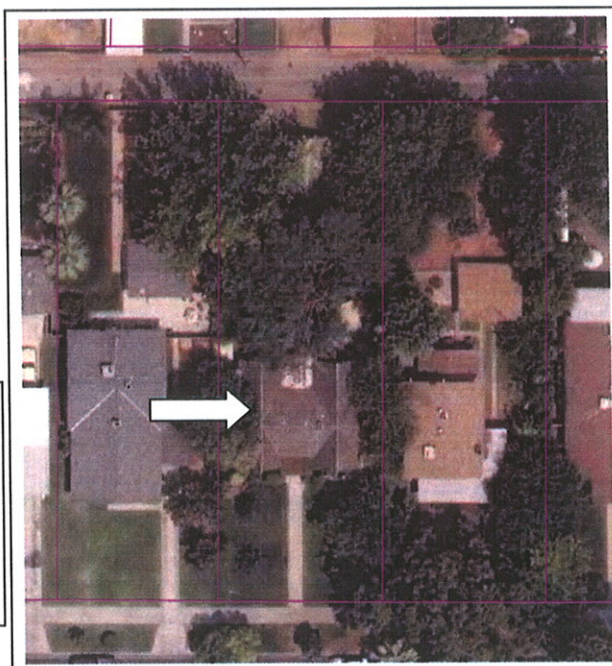
The Dickey home is located within the Alta Vista Tract, which was platted in 1911 as a streetcar suburb. The property faces the grassy median that once carried the Sunnyside and Recreation Line which had been extended circa 1907 by Albert Graves Wishon to carry Fresno residents out to Recreation Park (Garcia 2003). Huntington Boulevard is one of Fresno's most architecturally distinct neighborhoods with its mix of architect-designed properties situated side-by-side with more modest ranch homes and bungalows. The neighborhood appears to be eligible for proposed listing as a historic district and the Dickey Home is therefore a contributor to this Local Register district. The home is indirectly associated with a prominent pioneer family and is a lovely but typical Tudor Revival style residence. It does not appear to be individually eligible for listing on the Local Register but does appear to merit listing as a Heritage Property and as a "resource which is worthy of preservation" (FMC 12-1603(n)).

***B12. References:** 1948, 1963 Sanborn Fire Insurance Maps; personal communication 19 February 2013, Fresno County Library staff; Charles W. Clough, editor, *Fresno County in the 20th Century* (1986); Building permits, Planning Division, City of Fresno; draft of National Register nomination for Huntington Boulevard (1994); Unpublished Ms, Uvaldo Garcia 2003; Edward Hamm, Jr. *When Fresno Rode the Rails* (1979); Vandor, Paul E. *History of Fresno County...* 1919.

***B14. Evaluator:** Karana Hattersley-Drayton,
M.A. Historic Preservation Project Manager, City of Fresno

***Date of Evaluation:** February 19, 2013

(This space reserved for official comments.)





**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VID
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KH*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REVIEW AND PROVIDE COMMENTS ON THE DRAFT DESIGN GUIDELINES FOR THE
ROEDING REGIONAL PARK AND FRESNO CHAFFEE ZOO FACILITY MASTER PLANS
PROJECT PURSUANT TO FMC 12-1606(b)(5) and (6)

RECOMMENDATION

Staff recommends that the Commission review the Administrative Draft Design Guidelines and provide comments. Commissioners should consider the effectiveness of these draft guidelines in providing clear direction for future development and maintenance of the proposed Roeding Park Historic District.

EXECUTIVE SUMMARY

Due to the proposed expansion of the Fresno Chaffee Zoo, the City of Fresno prepared an Environmental Impact Report (SCH No. 2008031002) which was adopted by the Fresno City Council on June 30, 2011. The EIR included a Historic Resource Assessment prepared by Page and Turnbull, Inc. in January 2009. This historic survey included state survey forms for thirty individual resources within Roeding Park and concluded that a Roeding Park Historic District was eligible for listing in the National Register of Historic Places under Criterion A and Criterion C and concomitantly was eligible for the California Register under Criteria I and 3 and the Local Register of Historic Resources under Criteria i, ii and iii, with Criterion ii due to the association of the park with George C. Roeding and the Roeding Family. Consultants for the proposed High Speed Train also concurred with the evaluation of the park as eligible to the National Register of Historic Places.

Mitigation measures to minimize effects to historic, landscape and cultural resources, and a Mitigation Monitoring Program were developed and adopted by the City Council at the hearing on June 30, 2011. Mitigation measures for historic and cultural resources included the following: relocation of the ponds in accordance with historic preservation guidelines; rehabilitation of the pergola; preparation of a structural analysis of the Lisenby Bandstand with a potential for its rehabilitation (as funds are available); relocation of the Fresno Chaffee Zoo Administration Office with Historic American Building Survey (HABS) documentation; maintenance of the open, landscaped character of the southeastern boundary of the park; training for all contractors and subcontractors regarding the possibility of sub-surface resources, etc. In addition, mitigation measure 4.8 (a) called for the development of historic preservation design guidelines that "address all contributing architectural and landscape features of the historic district" (Mitigation Monitoring Program, Exhibit A).

The Vincent Company Architects, Inc. was retained by the Chaffee Zoo to prepare the Historic Preservation Guidelines. The administrative draft of these guidelines is submitted to the Historic Preservation Commission for review and comment, pursuant to duties and powers of the Commission as delegated in the City's Historic Preservation Ordinance. FMC 12-1606(b)(5) allows for the Commission to participate in environmental reviews; 1606(b)(6) refers to a more sweeping review of land use planning and programs.

BACKGROUND

City preservation staff has reviewed these draft design guidelines and offers the following comments:

- The draft needs a thorough copy editing; e.g. the “Standards” are “The Secretary of the Interior’s Standards for the Treatment of Historic Properties.” In addition the District is still only “proposed,” thus reference to the District should be consistent. .
- It would be useful to insert 2-3 paragraphs in the overview section which articulates the design aesthetic and philosophy for parks which developed at the beginning of the 20th century, so that specific features in Roeding Park are better understood within this historic context. A useful resource is Galen Cranz’s *The Politics of Park Design*.
- A specific policy needs to be developed that addresses the retention of the picturesque (non-linear) street patterns, as a critical design component of this proposed historic district.
- It is unclear whether the rock features (walls and fountains) are a legacy of the WPA or even the CCC.
- Vegetation around the proposed relocated ponds should also be discussed or at least cited when ponds are first discussed (thus page 29).
- We need to allow for the possibility that resources (such as bridges or park benches) can be reconstructed from historic photographs as originally designed, rather than only reproducing what may be more modern replacement features.

Attachments: Exhibit A - “Mitigation Monitoring Reporting Program for Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans, Fresno, California.”
Prepared for the City of Fresno by Michael Brandman Associates, June 15, 2011.

Exhibit B - “Historic Preservation Design Guidelines for Fresno Roeding Park...”
Prepared by The Vincent Company Architects, Inc. February 20, 2013.

**Mitigation Monitoring Reporting Program
for
Roeding Regional Park and Fresno Chaffee Zoo
Facility Master Plans
Fresno, California**

State Clearinghouse No. 2008031002

City of Fresno
Development and Resources Management Department
2600 Fresno Street
Fresno, California 93721-3604
559.621.8046

Contact: Kevin Fabino, Planning Manager

Prepared by:

Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602
714.508.4100

Contact: Michael Houlihan, AICP, Manager of Environmental Services



June 15, 2011

MITIGATION MONITORING AND REPORTING PROGRAM

The following Mitigation Monitoring and Reporting Program (MMRP) for the Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans project has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable mitigation measures from the EIR for the project. The appropriate timing of implementation and responsible party are identified to ensure proper enforcement of the mitigation measures from the EIR to reduce project impacts to less than significant levels.

The following MMRP identifies the entity responsible for verifying that the mitigation measures for the project are performed. The City of Fresno, as lead agency, will also be responsible for providing a date that each mitigation measure is verified as completed. In addition, the MMRP provides a comment column for the responsible entity to provide notes and remarks. The timing of implementing the mitigation measures in the MMRP is identified in each measure.

The performance of the mitigation measures is the responsibility of the project applicant. The project applicant is responsible to provide evidence to the City of Fresno that the mitigation measures are performed and completed. The City of Fresno, as lead agency, will be responsible for ensuring that implementation of all mitigation measures occurs in accordance with this program.

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
Cultural Resources			
4.1(a). Maintain the public recreational uses associated with the ponds by introducing a new pond feature in accordance with Mitigation Measure 4.8(a), which states that historic preservation design guidelines shall be developed that address new design in the context of the contributing architectural and landscape features of the potential historic district. A new pond feature shall be located near the Golden State Boulevard entry to the park, such that the pond feature is at least as visible and as accessible as it is in its current location. Historic American Landscape Survey (HALS) documentation of the ponds shall be prepared by a qualified historic preservation professional prior to the demolition of the ponds. The Zoo will consult with the California Department of Fish and Game (CDFG) and will stock the pond feature with fish species recommended by CDFG. The Zoo will also consult with a qualified biologist concerning the design of the new ponds. The Zoo will incorporate design elements recommended by the biologist into the ponds (potentially including but not limited to foraging areas, access to the ponds, and other features) in order to create migratory bird habitat of comparable value to that provided by the existing ponds.	Prior to demolition of the existing pond feature	Development and Resource Management Department	
4.1(b) Prior to the completion of the improvements scheduled for 2014 or before, Fresno Chaffee Zoo shall rehabilitate the Pergola according to the Secretary of the Interior's Standards for Rehabilitation.	Prior to the completion of the improvements scheduled for 2014 or before	Development and Resource Management Department	

* = final revision

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
<p>4.1(c). Prior to the completion of the improvements scheduled for 2014 or before, the Fresno Chaffee Zoo shall perform a structural analysis of the Lisenby Bandstand and obtain an estimate for the rehabilitation of this feature. After the Zoo obtains an estimate for the rehabilitation of the Lisenby Bandstand, the Zoo shall seek funding for the rehabilitation through grant applications. If feasible, the Lisenby Bandstand will be accessible to the public.</p>	<p>Prior to the completion of the improvements scheduled for 2014 or before</p>	<p>Development and Resource Management Department</p>	
<p>4.2. Relocate the Fresno Chaffee Zoo Administration Office within the boundaries of the historic district that is consistent with its historic setting. Consistency with the historic setting shall be determined by a city-approved historian. Historian American Building Survey (HABS) documentation shall be prepared for the Administration Office by a qualified historic preservation professional prior to relocation.</p>	<p>Prior to grading on or in the immediate vicinity of the Zoo Administration Office</p>	<p>Development and Resource Management</p>	
<p>4.3. Maintain the open, landscaped character of the southeastern boundary of the Roeding Regional Park Historic District. The design of the new zoo expansion perimeter fence shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and integrate the overall historic character of the existing boundary of the historic district. In keeping with the historic character of the park landscape, in areas where the new zoo fencing is located in close proximity to the park perimeter, the fencing shall not be higher than required by AZA and USDA standards. Prior to issuance of any permits required for the construction of the expanded fence, the applicant shall submit a landscaping and materials plan to the City for review and approval.</p>	<p>Prior to approval of the perimeter fence design.</p>	<p>Development and Resource Management Department</p>	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
<p>The plan shall incorporate building materials and colors that are consistent with the park's historic character. To the extent that such materials or colors are not consistent with AZA and USDA requirements, these materials and colors shall only be required for the exterior portion of the fence. In these areas and in areas where fencing is close to public roads, special care should be given to maintaining a sense of openness and avoid creation of a barrier around the zoo so that the park experience is not visually interrupted by a "continuous solid wall" effect. The fence shall be designed and constructed in an informal manner that is aesthetically pleasing and generally follows the form of the existing trees, shrubs and ponds. The landscaping and materials plan shall use screening vegetation of species drawn from the existing vegetation palette of the park (not introducing a different plant palette) in various locations. Where landscaping is introduced for visual screening purposes along the park perimeter, plantings shall be varied in scale, materials, and density. Landscaping shall be designed to be generally perceived as part of the landscape of the park and not as part of the fence. Overall, the perimeter of the site shall feel like an element of the park.</p>			
<p>4.4(a). All contractors and subcontractors for the project shall be informed, in writing, of the possibility that cultural and/or paleontological resources or human remains may be discovered during project activities. If any cultural resources, paleontological resources, and/or human remains, are uncovered during project-related activities, all project-related activity in the area or in any area reasonably suspected to overlie the resources shall halt until a evaluation and/or data recovery excavation can</p>	<p>Prior to the issuance of any grading permit</p>	<p>Development and Resource Management Department</p>	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
be planned and implemented by a professional archaeologist or a professional paleontologist. Appropriate measures, as recommended by the archaeologist or paleontologist, to protect uncovered remains from accidents, looting, and vandalism shall be implemented immediately.			
4.4(b). After any such cultural or paleontological resources have been professionally recorded in their place of discovery, the finds shall be transferred to an appropriate regional repository for preservation, research, and/or use in interpretive exhibits. Project-related activities in the affected area may only resume with the approval of the archaeologist.	During construction activities	Development and Resource Management Department	
4.4(c). If human remains are discovered, all project-related activity in the area or any area reasonably suspected to overlie the resources shall halt and the Fresno County Coroner shall be notified immediately. The Coroner has two working days to examine the remains and 24 hours to notify the Native American Heritage Commission (NAHC) if the remains are Native American (Health and Safety Code Section 7050.5). Once the NAHC is notified, the procedures set forth in CEQA Guidelines Section 15064.5(d) and Public Resources Code Section 5097.98 shall be followed.	During construction activities	Development and Resource Management Department	
4.8(a). Prior to the approval of grading plans to construct new non-contributing features with the potential Roeding Park Historic District, develop historic preservation design guidelines that address all contributing architectural and landscape features of the historic district. The historic preservation design guidelines shall be prepared by a qualified historic preservation professional.	Prior to the issuance of a grading permit.	Development and Resource Management Department	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
4.8(b). Prior to the approval of landscape plans, the historic plant palette and theme shall be utilized for introduction of new landscape elements.	Prior to the approval of a landscape plan	Development and Resource Management Department	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
Aesthetics			
5.1(a). Prior to the removal of any trees, shrubs, turf, street furniture or other elements of the existing landscape for any project phase; and prior to any grading activities for any project phase, a licensed landscape architect shall prepare a comprehensive landscape and irrigation plan (hereinafter landscape plan). Said landscape plan shall:	Prior to removal of vegetation or other landscape elements and prior to the issuance of a grading permit	Parks, After School, Recreation and Community Services Department	
(1) Identify trees, shrubs, turf, street furniture and other components to be used within the project to ensure the project's landscape is consistent with existing landscape them of the Park and Zoo.			
(2) Optimize open space by clustering park facilities and attractions near or adjacent to roadways and pedestrian pathways.			
(3) Identify the location and protect existing landscape materials, street furniture, monuments, structures and other features of the Park that will be incorporated into the new project's landscape plan.			
(4) Define protocols and standards for landscape maintenance and removal of dead or damaged landscape materials including recommendations for replacement to maintain and enhance the Park and the Zoo's theme.			
5.1(b). New improvements outside the Fresno Chaffee Zoo and Rotary Playland and Storyland, including walkways, driveways, lighting, and street furniture shall be of a type, style and material substantially consistent with the historical character of Roeding Regional Park, as defined in Chapter 4, Cultural Resources.	Prior to construction activities within Roeding Regional Park and outside of the Fresno Chaffee Zoo and Rotary Playland and Storyland	Development and Resource Management Department	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
5.1(c). Mitigation Measures 5.1(a) and 5.1(b) shall apply to the Roeding Regional Park areas described in Impact 5.2(b).	Prior to construction activities within Roeding Regional Park and outside of the Fresno Chaffee Zoo and Rotary Playland and Storyland	Development and Resource Management Department	
5.1(d). The design of the new PARCS maintenance yard shall be compatible with the predominant architectural style within Roeding Regional Park.	Prior to the removal of the existing PARCS maintenance yard	Development and Resource Management Department	
5.1(e). The trees located north of the proposed maintenance yard site shall be retained, provided they are healthy. If the trees cannot be retained, a row or grove of trees, consistent with the project landscaping, shall be planted along the north park boundary in this area to provide landscape screening.	Prior to grading on or in the immediate vicinity of the trees north of the proposed maintenance yard.	Parks, After School, Recreation and Community Services Department	
5.1(f). The design and construction of the zoo expansion perimeter fence shall comply with the following requirements: (1) The fence shall comply with United State Department of Agriculture and American Zoo Association (AZA) requirements for Zoo perimeter fences. In keeping with these requirements, the location and design of the fence shall not jeopardize the safety of animals within the Fresno Chaffee Zoo. (2) The fence shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and integrate the overall historic character of the existing boundary of the historic district. In keeping with the historic character of the park landscape, in areas where the new zoo fencing is	Prior to approval of the perimeter fence design.	Development and Resource Management Department	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
<p>located in close proximity to the park perimeter, the fencing shall not be higher than required by AZA and USDA standards.</p>			
<p>(3) Prior to issuance of any permits required for the construction of the zoo expansion perimeter fence, the applicant shall submit a landscaping and materials plan to the City of Fresno Development and Resources Management Department for review and approval. The plan shall incorporate building materials and colors that are consistent with the park's historic character. To the extent that such materials or colors are not consistent with AZA and USDA requirements, these materials and colors shall only be required for the exterior portion of the fence.</p>			
<p>(4) The zoo expansion perimeter fence shall be designed to maintain a sense of openness and to avoid the appearance a barrier around the zoo so that the park experience is not visually interrupted by a "continuous solid wall" effect.</p>			
<p>(5) The landscaping and materials plan for the zoo expansion perimeter fence shall use screening vegetation of species drawn from the existing vegetation palette of the park (not introducing a different plant palette) in various locations. Where landscaping is introduced for visual screening purposes along the park perimeter, plantings shall be varied in scale, materials, and density. The landscaping shall be designed in such a way so as to be generally perceived as part of the landscape of the park and not as part of the fence. Overall, the perimeter of the site should still feel, in the judgment of the City, like an element of the park.</p>			

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
(6) The zoo expansion fence shall be aligned to avoid removing existing healthy trees with a breast height diameter greater than 6 inches. Removal of any trees shall be subject to the requirements of Mitigation Measure 5.1.(a).			
(7) The visual impact of the zoo expansion perimeter fence may be reduced by lowering the grade of the land where the fence is located or the grade elevation of the land within the exhibit area, provided this does not result in the removal of any existing significant vegetation, including trees with a breast height diameter greater than 6 inches.			
5.2(a). Any tree within the area of Roeding Regional Park affected by the Master Plans Project and is not currently dead or severely diseased (i.e., currently estimated at 710 trees), shall be (1) preserved at its present location; (2) relocated to another location within Roeding Regional Park; or (3) replaced by the same species of tree at a ratio of between 1.0 to 5.0 trees per tree lost, depending on the size of the tree, as identified below in Table 5-4, in Recirculated Draft EIR Chapter 5, Aesthetics.	Prior to the approval of a landscape plan	Parks, After School, Recreation and Community Services Department	
In addition, any tree within the area of Roeding Regional Park affected by the Master Plans Project and is currently dead or severely diseased (i.e., currently estimated at 101 trees), shall be replaced by the same species of tree at a ratio of between 1.0 to 5.0 trees per tree lost, depending on the size of the tree, as identified below in Table 5-4.			
A landscape plan shall be prepared in consultation with a certified arborist. The size of the replacement trees will be determined by the landscape architect and approved by the Development and Resources Management Department.			

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Timing of Implementation	Responsible Agency/Department	Comments
<p>Mitigation Measure</p> <p>After installation of the relocated and replacement trees, periodic monitoring shall occur to ensure the survival of the trees. For trees that are relocated and do not survive within the first two years of replacement, these trees shall be replaced by the same species of tree at the ratio shown in Table 5-4. For replacement trees that do not survive within the first two years of replacement, these trees shall be replaced by the same species of tree.</p> <p>Subsequent to the first two years of replacement or relocation, there shall be a periodic maintenance of the trees. A maintenance plan shall be prepared by a certified arborist and include pruning, fertilization, irrigation, and pest management to maintain the health of the trees.</p>		
<p>5.2(b). The Master Plans Project shall not result in the removal of more than 30% of trees identified in Table 5-3 that have a breast height diameter of greater than six inches, excluding trees that are currently dead or severely diseased.</p>	<p>Parks, After School, Recreation and Community Services Department</p>	
<p>5.2(c). All new trees planted under the Master Plans Project shall be planted at the earliest possible time after the location of any such trees is determined, to the extent such replanting can occur without interfering with construction, and to the extent construction activities would not damage the new trees. In addition, any trees with over 12 inches diameter at breast height that cannot be relocated shall not be removed until prior to the initiation of construction on the phase of the Master Plans Project that will result in the removal of the tree.</p>	<p>Parks, After School, Recreation and Community Services Department</p>	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
5.2(d). The palm trees within the Palm Point Grove (i.e., <i>Washingtonia robusta</i> , <i>Washingtonia filifera</i> , and <i>Phoenix carterensis</i> trees) shall all either be (1) maintained in their present location or (2) relocated to another location within Roeding Regional Park. If the palm trees within the Palm Point Grove are relocated to another location in Roeding Regional Park, the design of the relocated grove area(s) shall reflect the current landscaping and natural setting of the existing grove area(s).	Prior to the removal of trees within the Palm Point Grove	Parks, After School, Recreation and Community Services Department	
5.2(e). The <i>Melia azedarach</i> and <i>Melia azedarach</i> 'umbrelliformis' trees within the Umbrella Grove shall all either be (1) maintained in their present location or (2) relocated to another location within Roeding Regional Park. If the <i>Melia azedarach</i> and <i>Melia azedarach</i> 'umbrelliformis' trees within the Umbrella Grove are relocated to another location in Roeding Regional Park, the design of the relocated grove area(s) shall reflect the current landscaping and natural setting of the existing grove area(s).	Prior to the removal of trees within the Umbrella Grove	Parks, After School, Recreation and Community Services Department	
5.4(a). Construction staging areas shall be surrounded by a solid wall or fence at least six feet in height. A chain-link fence draped with a heavy plastic cover, slats, or similar material for visual screening shall be considered a solid fence under this mitigation measure.	During construction activities	Development and Resource Management Department	
5.4(b). Construction sites shall be kept clean and free from rubbish and debris. Rubbish and debris shall be removed the day it appears.	Prior to the issuance of a grading permit	Development and Resource Management Department	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
5.4(c). Public roads and private properties near Roeding Regional Park shall be kept free from construction-related rubbish and debris. Rubbish and debris shall be removed the day it appears.	During construction activities	Development and Resource Management Department	
5.4(d). Construction equipment and supplies shall be stored inside construction staging areas.	During construction activities	Development and Resource Management Department	
5.4(e). Portable restrooms shall be located inside construction staging areas.	During construction activities	Development and Resource Management Department	
5.4(f). Construction materials and equipment shall be removed from construction sites as soon as they are no longer necessary.	During construction activities	Development and Resource Management Department	
5.4(g). With the exception of cut-and-fill materials or stockpiles, excess excavated material shall be removed from construction sites immediately or shielded visually until such material can be removed.	During construction activities	Development and Resource Management Department	
5.4(h). Graffiti on construction staging area fences or walls or elsewhere on construction sites shall be removed the day it appears.	During construction activities	Development and Resource Management Department	
5.5(a). New parking lot lighting shall employ full cut-off type fixtures. A full cut-off type fixture is a luminaire or light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane from the base of the fixture. Full cut-off type fixtures must be installed in a horizontal position as designed	Prior to the approval of lighting plans	Department of Public Works	

Mitigation Measure	Timing of Implementation	Responsible Agency/Department	Comments
5.5(b). All external signs, street lighting, and security lighting shall be lit from the top and shine downward except where uplighting is required for safety or security purposes. The lighting shall be shielded to prevent direct glare and/or light trespass. The lighting shall also be, as much as physically possible, contained to the target area.	Prior to the approval of lighting plans	Department of Public Works	
5.5(c). Exterior building lighting shall be full cut-off or a shielded type designed to minimize any upward distribution of light.	Prior to the approval of lighting plans	Development and Resource Management Department	
5.5(d). Non-essential lighting shall be turned off by 10:00 p.m.	Prior to the approval of lighting plans and during operation	Department of Public Works; Parks, After School, Recreation and Community Services Department	
5.5(e). Exterior lighting originating on the project site shall be limited to a maximum of 0.5 footcandle at a distance of 25 feet beyond the property lines. A photometric analysis shall be provided to the City of Fresno Development and Resource Management Department for review to determine compliance with the above footcandle criteria.	Prior to the approval of lighting plans	Department of Public Works	



**REPORT TO THE HISTORIC
PRESERVATION COMMISSION**

AGENDA ITEM NO. VID
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REVIEW AND PROVIDE COMMENTS ON VESTING TENTATIVE TRACT MAP NO. 6015
AND CONDITIONAL USE PERMIT C-11-163 AND C-12-002 (THE NEWMAN J.
LEVINSON HOME, HP# 278) LOCATED AT 1608-1660 BROADWAY STREET

RECOMMENDATION

Staff recommends that the Commission review and provide comments on the infill project proposed for 1608-1660 Broadway as the project relates to and potentially impacts the Newman J. Levinson Home, HP#278.

EXECUTIVE SUMMARY

FFDA Properties, LLC, has submitted a Vesting Tentative Tract Map No. 6015 and Conditional Use Permit C-11-163 and C-12-002 for the block bounded by Broadway Street on the west, San Joaquin Street on the north and Calaveras Street on the south and addressed as 1606-1636 Broadway. Located mid-block on Broadway is the Newman J. Levinson Home (HP#278). The proposed in-fill project will include 2 three-story buildings of 20 units per building, and 2 three-story buildings consisting of 15 units per building for a total of 70 multi-family units. The developer proposes to demolish the former office and laundry facility located at the rear of the Levinson Home. This building was previously evaluated by staff and found to lack historic significance for designation to the Local Register of Historic Resources. The Historic Preservation Commission concurred with staff at a hearing held on July 23, 2012.

The Newman J. Levinson Home, however, was found eligible to the Local Register of Historic Resources and was designated by the City Council on October 18, 2012. The Council, upon request of the developer, excluded from the designation the sun porch on the north elevation which had been added after the c1911 home was relocated by the City to this parcel in 1991. The developers propose to remove the sunroom and convert the Home into a Manager's Unit and Clubhouse for the residents. A review of the renovation plans for the Levinson Home is addressed as a separate agenda item VI F).

The Commission, pursuant to FMC 12-1606(b)(6) is authorized to review and provide comments on a project that may affect a designated historic property. The Commission should consider the design of the proposed new units, the set back of the units from the Levinson Home, the overall massing of the new units as compared to the historic property, landscaping as buffer, etc.

Attachments: Exhibit A - Site Plan for 1606-1636 Broadway (C-11-163 and C-12-002) and Elevation Drawings, Prepared and Submitted by FFDA Properties, LLC.
Exhibit B - Updated Survey forms for the Newman J. Levinson Home.

NOTES:

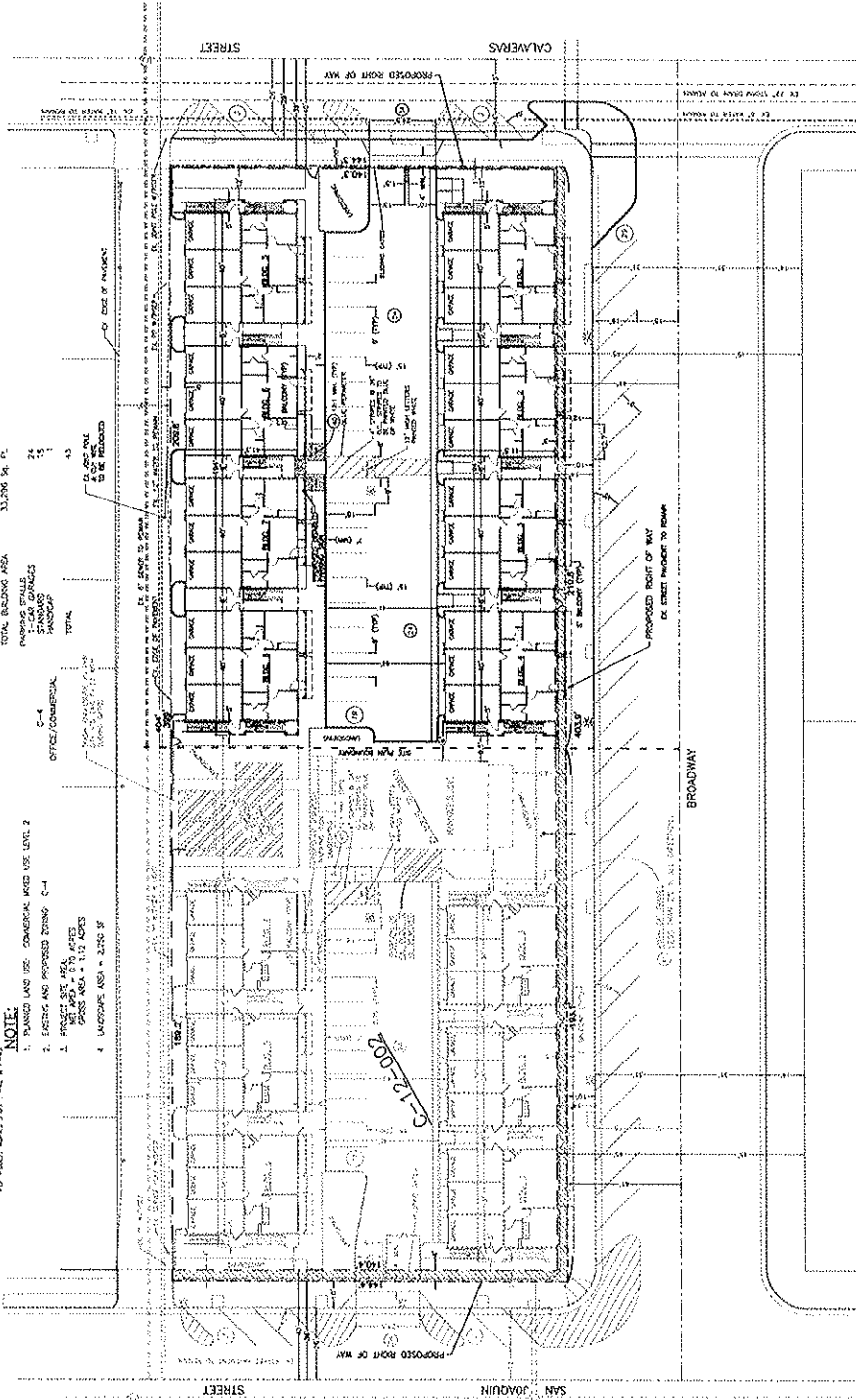
1. CONVEYANCE OF THE PROPERTY TO THE CITY OF LOS ANGELES SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
2. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
3. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
4. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
5. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
6. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
7. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
8. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
9. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.
10. THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE CITY'S REVIEW AND APPROVAL OF THE PROJECT'S COMPLIANCE WITH THE CITY'S STANDARDS FOR THE PROPOSED DEVELOPMENT.

NOTE:

1. EXISTING LAND USE: COMMERCIAL USED LEVEL 2
2. EXISTING AND PROPOSED ZONING: C-4
3. PROJECT SITE AREA: 2.15 ACRES
4. GROSS AREA: 2,150 SF

TOTAL BUILDING AREA: 33,200 SQ. FT.

PARKING SPACES	STANDARD	HANDICAP	TOTAL
24	1	43	

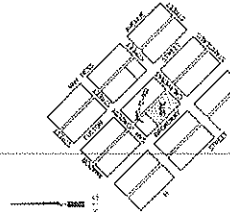


SCALE: 1" = 20'

LEGEND:

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- CONTRACT
- EXISTING CURB TO REMAIN
- EXISTING CURB & CUTLINE TO REMAIN
- PROPOSED CURB
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET LIGHT

VICINITY MAP:



SITE PLAN

1606 BROADWAY

APN 466-193-06 & 10

C-11-163

GARY G. GIANNETTA
CITY ENGINEERING & LAND SURVEYING
1000 N. GARDEN STREET
LOS ANGELES, CA 90012
(213) 475-1111


SHEET 1 OF 2

[illegible]

- [illegible]

NOTE:

1. PLANNED LAND USE: CONCRETE PAVED SIDE LEVEL 2
2. EXISTING AND PROPOSED ZONING: C-4
3. PROJECT SITE AREA:
NET AREA = 0.64 ACRES
GROSS AREA = 1.03 ACRES
4. LANDSCAPE AREA = 0.00 SF

[illegible]

LEGEND:

1. What is the purpose of the study?
 2. What is the research question?
 3. What is the hypothesis?
 4. What is the independent variable?
 5. What is the dependent variable?
 6. What is the control group?
 7. What is the experimental group?
 8. What is the sample size?
 9. What is the data collection method?
 10. What is the data analysis method?
 11. What is the conclusion?
 12. What are the limitations?
 13. What are the implications?
 14. What are the future research directions?
 15. What is the overall summary?

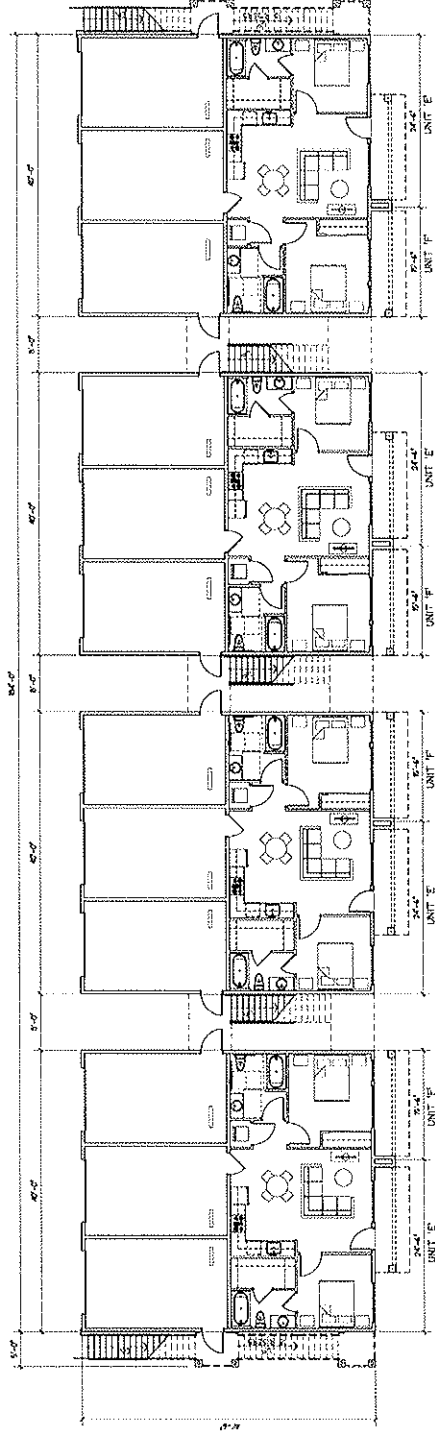
VICINITY MAP:

SITE PLAN
1636 BROADWAY
APN 466-193-20 & 21
C-12--002

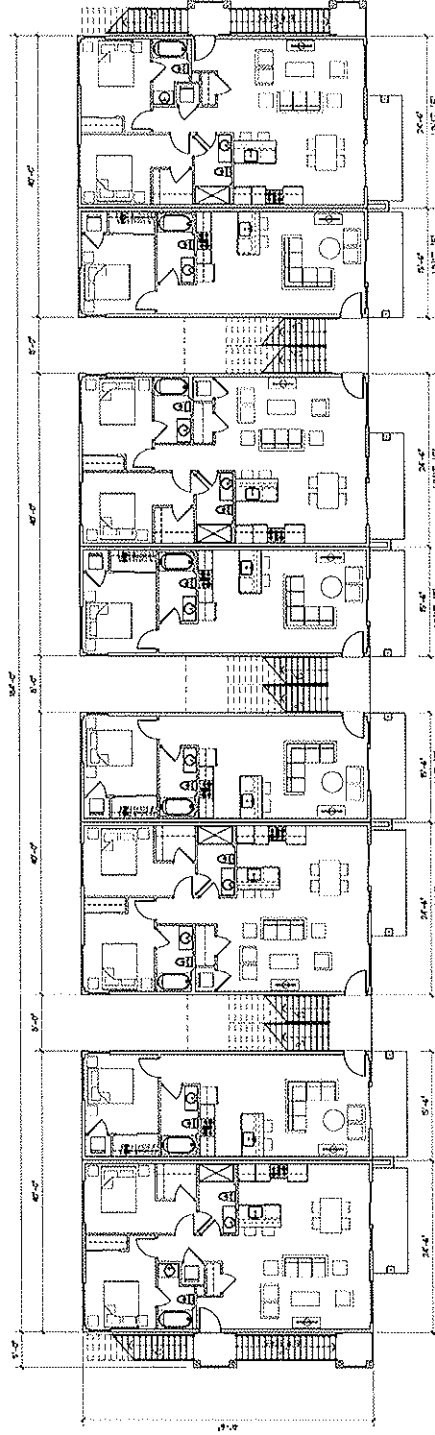
GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1001 N. 10TH ST.
TULSA, OK 74103-1001
TEL: 781-750-2400 FAX: 781-750-2400

6/10/74

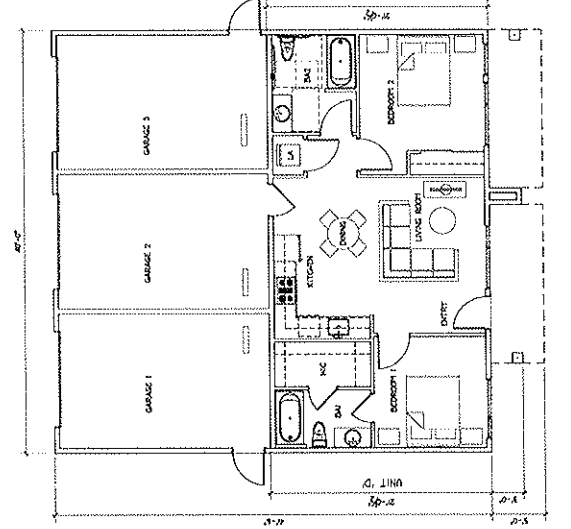
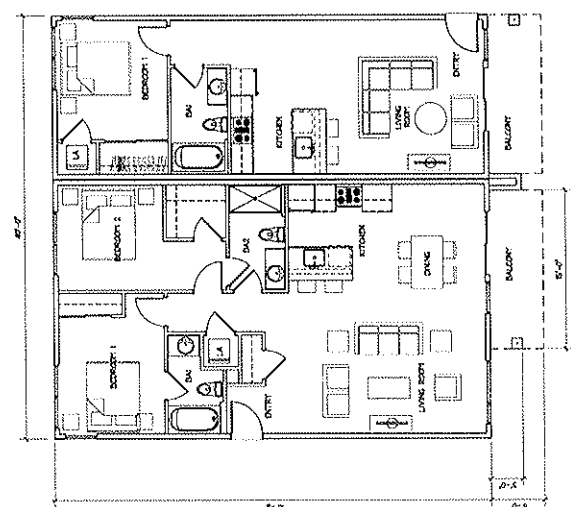
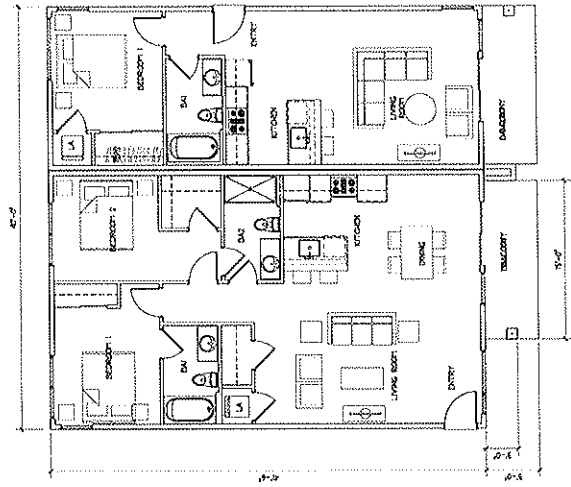
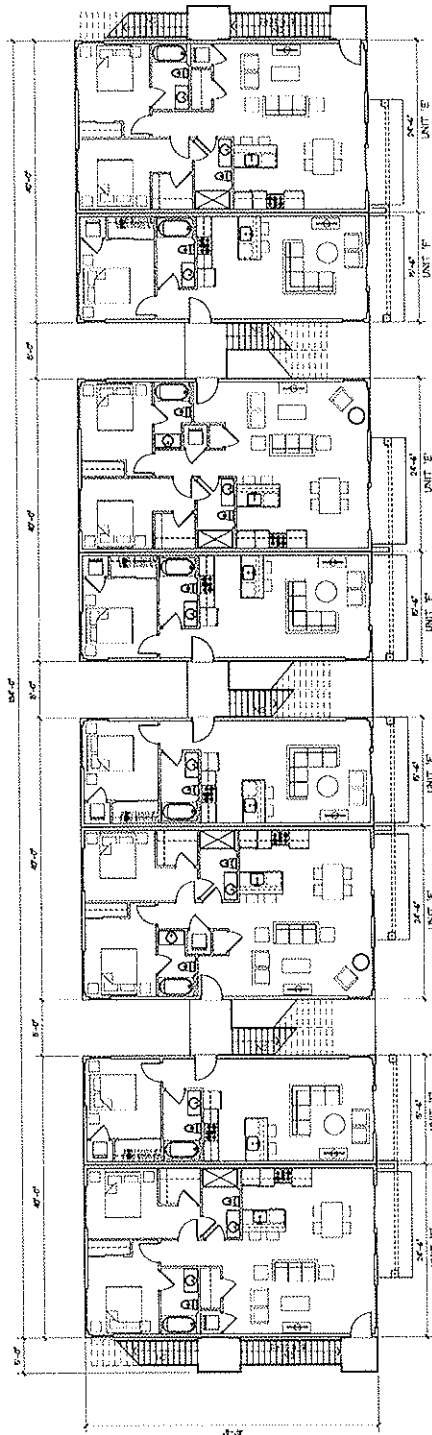
scale: 1/8" = 1'-0"



1st FLOOR - 20 PLEX BUILDING
SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION



2nd FLOOR - 20 PLEX BUILDING
SEE ENLARGED PLAN FOR ADDITIONAL INFORMATION



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 2 Updates

Resource: The Newman J. Levinson Home

*Recorded by: Karana Hattersley-Drayton

*Date: August 23, 2012

■Update

(From HPC Staff report 8.27.12) The Neman J. Levinson House is a two-story variant of the American Foursquare type with Colonial Revival detailing. It was constructed by 1911 presumably for the first resident, Newman J. Levinson, the president of the Fresno Publishing Company, publishers of the Fresno Herald. The property was evaluated in December 1990 by Karen Weitze Ph.D. for Caltrans, District 06 as part of the federally funded State Route 180 GAP project. The home was subsequently sold to the City of Fresno which then relocated it to its current location at 1636 Broadway. The 7-bedroom home was rehabilitated using federal funds through the CDBG program and donated to the YWCA for use as a transitional shelter. The Levinson House was found eligible under Criterion C to the National Register of Historic Places with SHPO concurrence (1991) prior to its move. The property was evaluated as potentially eligible as a Heritage Property in 2006 by Urbana Preservation as part of the City's Arts-Culture District Survey. On June 5, 2006, the Historic Preservation Commission reviewed the survey forms upon request of the Fresno County Library and accepted the staff recommendation that the Levinson Home appeared eligible individually for listing on the Local Register of Historic Resources.

The Levinson Home was constructed at 439 N. Van Ness Avenue in the Boles North Park Subdivision, which was platted in 1903. There is no original building permit for the home; however, the address of the property first appeared in the Fresno City Directories in 1912 with the occupant, Newman J. Levinson. Levinson was the president of the Fresno Publishing House, publishers of the Fresno Herald. By the late 1920s the property had been purchased by James and Freda Vagim, who raised four children at this address. James Vagim began in Fresno by selling produce out of the back of a pick-up. He developed this "start-up" business into the Vagim Packing Company, located at Tuolumne and G Streets, which became the largest privately run corporate packing house in the Fresno area. The company's brand "Plump and Meaty" variety packs of dried fruits were marketed worldwide. Freda Vagim was equally accomplished. She escaped the Armenian Genocide through Lebanon and ultimately taught English and possibly art at the University level in either Cairo or Beirut. The Vagims opened their Van Ness home for USO functions during World War II (Personal interviews Jim Doyle December 2004 and Doug Vagim 16 July 2012). During the War the family sold the Van Ness property and moved to the "Sutherland Home" (designed by Edward Foulkes, HP# 252) in the Tower District where they continued to entertain the troops during War time.

The Newman J. Levinson Home is thus connected to at least two individuals and/or families "significant in our past," Newman J. Levinson and James and Freda Vagim. The house thus appears to be eligible for designation to the Local Register under Criterion ii (FMC 12-1607(a)(1)). The home is a nice but fairly typical variant of a standard house type that is still prevalent throughout the Lowell neighborhood and thus does not appear to be eligible under Criterion iii, for architectural significance. In addition, the home has lost some of its original architectural detailing and character that led to its pre-move SHPO concurrence under Criterion C for eligibility to the National Register.

The Levinson Home was relocated to its current site at 1636 Broadway in 1991 by the City of Fresno. From a review of the site plan filed at the time, it is clear that numerous changes were made to the home to accommodate the move, including removal and replacement of most of the windows (including loss of diamond paned sidelights on the façade) and change to the rear elevation. The property has therefore lost integrity of location, due to the move, as well as setting, surrounded as it is now by vacant parcels and/or commercial uses. There has also been some loss of integrity of materials, workmanship, feeling and association. However, several important architectural features have been preserved: specifically the bellcast roof with its boxed cornice and decorative eave brackets as well as the overall massing, the full front porch, etc.

*Recorded by: Karana Hattersley-Drayton

*Date: August 23, 2012

■Update



Façade of Levinson, view looking northeast 13 January 2012; Sunroom addition on north elevation 13 January 2012; Vagin Family mid-1930s, living room (Levinson Home) 439 Van Ness.



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIF
HPC MEETING: 2/25/2013

February 25, 2013

FROM: KARANA HATTERSLEY-DRAYTON *KHD*
Historic Preservation Project Manager
Secretary, Historic Preservation Commission

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REVIEW FOR APPROVAL REQUEST FOR PERMITS TO REMODEL THE NEWMAN J.
LEVINSON HOME (HP#278) PURSUANT TO FMC 12-1617.

RECOMMENDATION

Staff recommends that the Commission review the developer's proposal for modifications to the Newman J. Levinson Home. Should the Commission find that the proposed work is in compliance with the Secretary of Interior's Standards for the Treatment of Historic Properties, staff recommends that the Commission approve the work with the following caveat: all historic (or simulated historic fabric) from the demolition of the sunroom should be recycled on site or supplied to a firm that provides building materials for the restoration of older properties.

EXECUTIVE SUMMARY

FFDA Properties, LLC, has submitted a Vesting Tentative Tract Map No. 6015 and Conditional Use Permit C-11-163 and C-12-002 for the block bounded by Broadway Street on the west, San Joaquin Street on the north and Calaveras Street on the south and addressed as 1606-1636 Broadway. Located mid-block on Broadway is the Newman J. Levinson Home (HP#278) which the developer proposes to convert for use as the Property Manager's residence and a Clubhouse for residents.

The c1911 Newman J. Levinson Home was designated to the Local Register of Historic Resources by the City Council on October 18, 2012. The Council, upon request of the developer, excluded from the designation the sun porch on the north elevation which had been added after the home was relocated by the City to this parcel in 1991. The developers propose to demolish the sunroom; remove the back staircase and build a new access ramp to the front entrance and possibly raise the level of the front porch in order to meet ADA requirements. In addition, removal of the sunroom on the north elevation will require reconstruction of this elevation, with appropriate siding. According to a conference call with Granville Home staff 21 February 2013), these are the only changes that are proposed which may affect the historic character of the property.

Demolition, remodeling, grading and construction activities on a designated historic resource require a permit which must be approved by the Historic Preservation Commission, or when the work is for "non-substantial alterations," by the Historic Preservation Project Manager ("Specialist"). All work must be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and not "detrimental to the special historical, architectural or aesthetic interest or value of the Historic Resource" (FMC 12-1617 (a)(b) and h(1)). The normal protocol is to fix and repair or if materials must be replaced, to do so in a like style and with like materials. As submitted, the proposal best fits the Rehabilitation Treatment of the Standards.

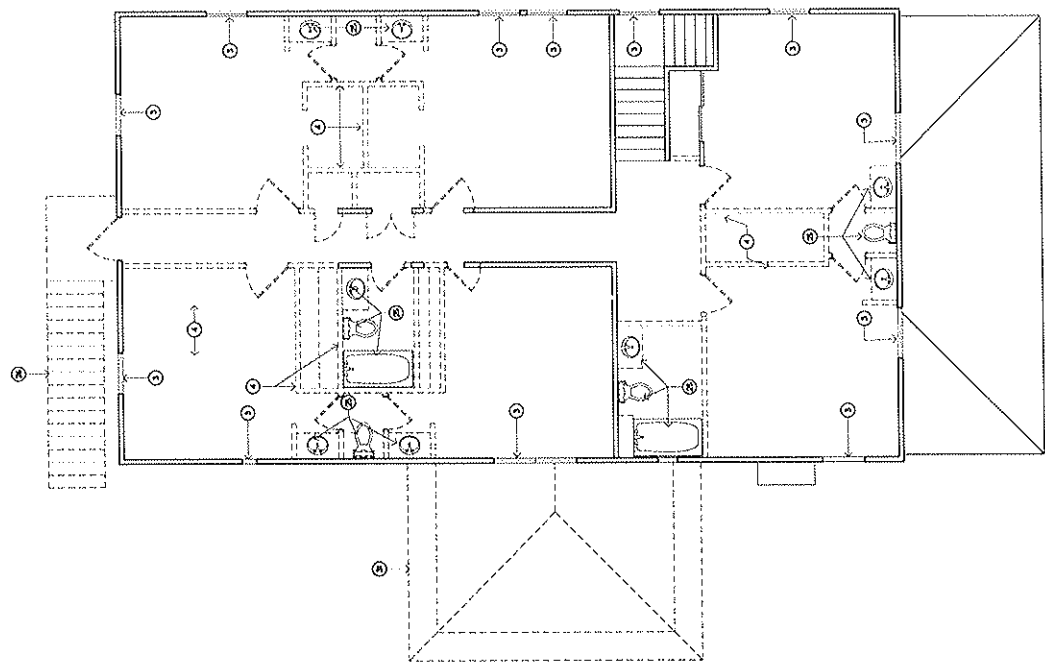
Special attention will be required for all character-defining features of this American Foursquare style home: thus work to the front porch may not obscure the base of the columns; the decorative rafter tails will need to be repaired or replaced in kind; the dormer window, French door on the façade, interior staircase, exterior fireplace all need to be protected and retained, as existing. The property owner is not required to

restore the façade door sidelights (once multi-pane) or double-hung sash windows to match the original, however, he may do so if rehabilitation of this historic property is a goal.

Staff recommends that any historic fabric or replicated historic fabric from the demolition of the sunroom be recycled, preferably on site as needed, or supplied to a local company that reuses materials for house restorations.

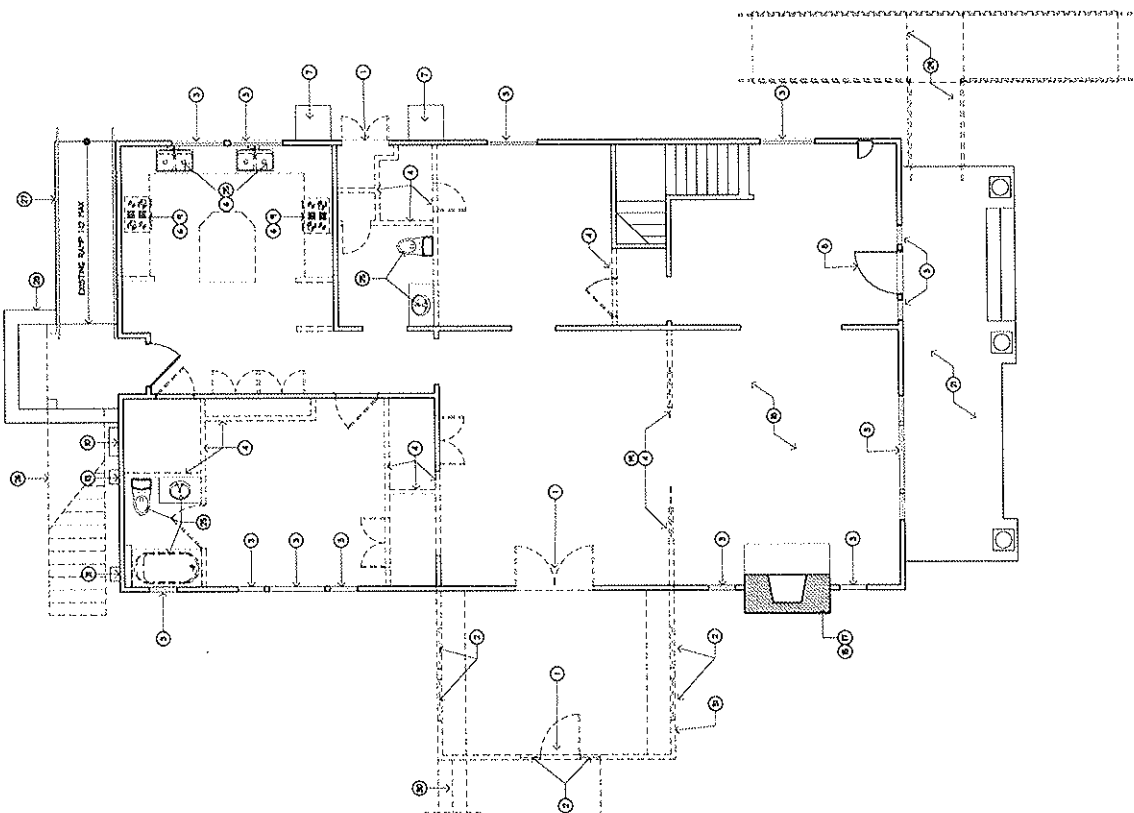
Attachments: Exhibit A - Site Plan for 1606-1636 Broadway (C-11-163 and C-12-002) and Elevation Drawings, Prepared and Submitted by FFDA Properties, LLC.
 Exhibit B - Updated Survey forms for the Newman J. Levinson Home.

KEYNOTES	
1	EXISTING DOOR 1 - REINFORCE TO BE
2	EXISTING DOOR 2 - REINFORCE TO BE
3	EXISTING DOOR 3 - REINFORCE TO BE
4	EXISTING DOOR 4 - REINFORCE TO BE
5	EXISTING DOOR 5 - REINFORCE TO BE
6	EXISTING DOOR 6 - REINFORCE TO BE
7	EXISTING DOOR 7 - REINFORCE TO BE
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74	EXISTING DOOR 74 - REINFORCE TO BE
75	EXISTING DOOR 75 - REINFORCE TO BE
76	EXISTING DOOR 76 - REINFORCE TO BE
77	EXISTING DOOR 77 - REINFORCE TO BE
78	EXISTING DOOR 78 - REINFORCE TO BE
79	EXISTING DOOR 79 - REINFORCE TO BE
80	EXISTING DOOR 80 - REINFORCE TO BE
81	EXISTING DOOR 81 - REINFORCE TO BE
82	EXISTING DOOR 82 - REINFORCE TO BE
83	EXISTING DOOR 83 - REINFORCE TO BE
84	EXISTING DOOR 84 - REINFORCE TO BE
85	EXISTING DOOR 85 - REINFORCE TO BE
86	EXISTING DOOR 86 - REINFORCE TO BE
87	EXISTING DOOR 87 - REINFORCE TO BE
88	EXISTING DOOR 88 - REINFORCE TO BE
89	EXISTING DOOR 89 - REINFORCE TO BE
90	EXISTING DOOR 90 - REINFORCE TO BE
91	EXISTING DOOR 91 - REINFORCE TO BE
92	EXISTING DOOR 92 - REINFORCE TO BE
93	EXISTING DOOR 93 - REINFORCE TO BE
94	EXISTING DOOR 94 - REINFORCE TO BE
95	EXISTING DOOR 95 - REINFORCE TO BE
96	EXISTING DOOR 96 - REINFORCE TO BE
97	EXISTING DOOR 97 - REINFORCE TO BE
98	EXISTING DOOR 98 - REINFORCE TO BE
99	EXISTING DOOR 99 - REINFORCE TO BE
100	EXISTING DOOR 100 - REINFORCE TO BE



2ND FLOOR PLAN DEMO

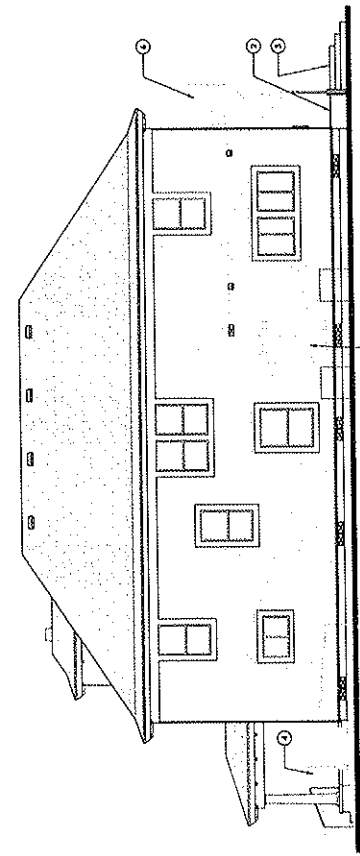
SCALE: 1/4"=1'-0"



1ST FLOOR PLAN DEMO

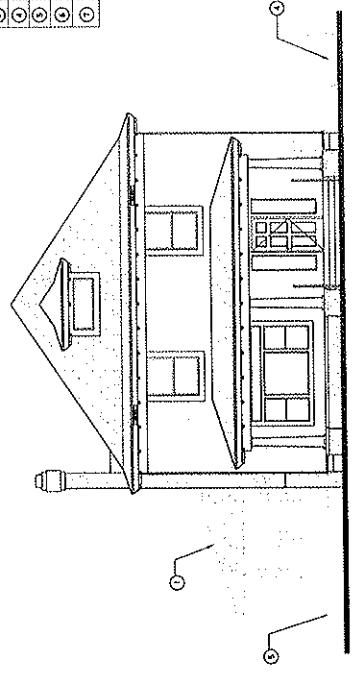
SCALE: 1/4"=1'-0"

KEYNOTES	
1	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
2	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
3	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
4	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
5	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
6	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
7	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
8	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
9	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
10	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
11	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
12	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
13	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
14	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
15	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
16	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
17	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
18	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
19	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL
20	EXISTING: STORM GUTTER TO BE REPAIRED, PATCH AND RESEAL MALL



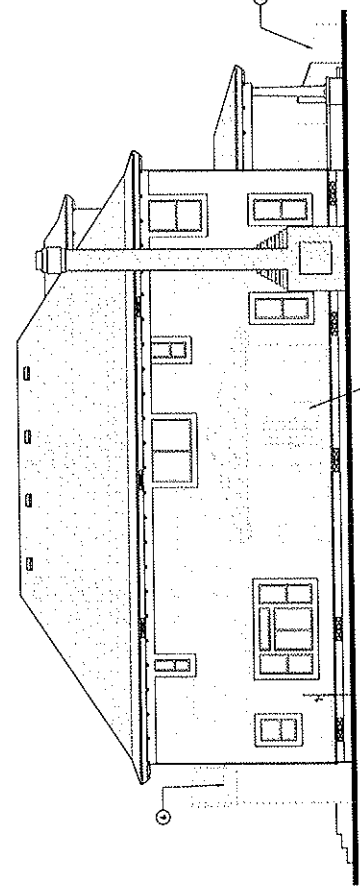
Right Side Elev_Demo

SCALE: 3/16"=1'-0"



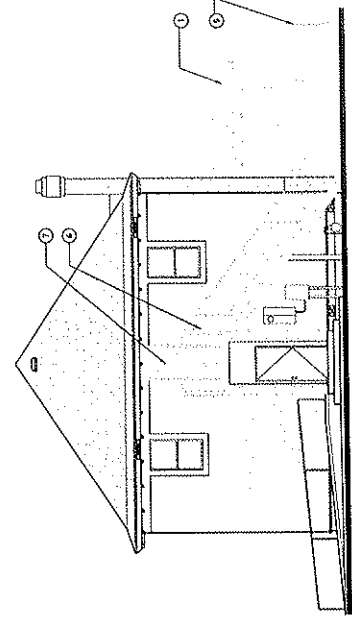
Front Elev_Demo

SCALE: 3/16"=1'-0"



Left Side Elev_Demo

SCALE: 3/16"=1'-0"



Rear Elev_Demo

SCALE: 3/16"=1'-0"

1606 & 1636 BROADWAY STREET
FRESNO, CALIFORNIA

DEMO PLAN
ELEVATIONS

Project # 100
Date 01/10/13
Drawn SJS
Sheet Number

A2.7

